



**Sean Rogan**  
Executive Director

## **HOUSING AUTHORITY of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, JULY 22, 2009  
12:00 NOON  
HEADQUARTERS OFFICE  
2 CORAL CIRCLE  
MONTEREY PARK, CA 91755  
(323) 890-7001**

**REVISED**  
7/20/09

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**1. Call to Order**

**2. Roll Call**

**Severyn Aszkenazy, Chair**  
**Lynn Caffrey Gabriel, Vice Chair**  
**Adriana Martinez**  
**Henry Porter, Jr.**  
**Alberta Parrish**

**3. Reading and Approval of the Minutes of the Previous Meetings**

Regular Meeting of June 24, 2009

**4. Report of the Executive Director**

**5. Report on Status of Ujima Village Relocation and Disposition**

**6. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

**7. Staff Presentations**

Service Award Presentation – Maria Badrakhan

The Growing Experience – Jimmy Ng

Housing Authority Residents' Scholarship Presentation – Maria Badrakhan



## **Regular Agenda**

### **8. Approve Construction Contract for Ocean Park Site Improvements Project in Santa Monica (District 3)**

Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$499,544 to AZ Home, Inc. to complete the interior and exterior improvements at the Ocean Park housing development; authorize the Executive Director to fund the Contract with a total of \$499,455 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$99,891 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel. (APPROVE)

### **9. Approve Construction Contract for Playground Improvements at the Carmelitos Housing Development in the City of Long Beach and the Harbor Hills Housing Development in the City of Lomita (District 4)**

Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$182,710 to HJ Hunsaker Construction, Inc. dba HH Construction, to complete playground improvements at the Carmelitos and Harbor Hills housing developments; authorize the Executive Director to fund the Contract with a total of \$125,000 in Community Development Block Grant (CDBG) funds allocated to the Fourth Supervisorial District and \$57,710 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$36,542 for unforeseen project costs, using Capital Fund Program funds and following approval as to form by County Counsel. (APPROVE)

### **10. Approve American Recovery and Reinvestment Act of 2009 Procurement and Contracting Requirements for Designated Projects (All Districts)**

Recommend that the Board of Commissioners authorize and instruct the Executive Director to amend the Housing Authority's procurement policies in order to expedite and facilitate the use of ARRA funds, in conformance with procurement requirements in 24 CFR Part 85 and the Buy American requirements of Section 1605 of ARRA; authorize the Housing Authority to conduct informal procurement without advertisement for ARRA-funded contracts up to \$100,000, consistent with 24 CFR Part 85; authorize the Executive Director to approve and execute contracts up to \$100,000 funded wholly or mostly with ARRA funds. (APPROVE)

**11. Approve the Revised Resolution for Final Payment for the U.S. Department of Housing and Urban Development's Office of Inspector General Audit of the Housing Choice Voucher Program (All Districts)**

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a revised resolution approving the lump sum repayment of \$833,333.34 to the U.S. Department of Housing and Urban Development (HUD) to close out HUD's final audit report of the Housing Authority's Section 8 Housing Choice Voucher Program. (APPROVE)

**12. Adopt Resolution Regarding Section 8 Housing Choice Voucher Program Applicant Screening Criteria and Participant Termination Policy (All Districts)**

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution regarding Housing Authority policies to deter criminal activity in the Section 8 Housing Choice Voucher Program. (APPROVE)

**13. Housing Commissioners Comments and Recommendations for Future Agenda Items**

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at [marisol.ramirez@lacdc.org](mailto:marisol.ramirez@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, June 24, 2009

The meeting was convened at the Francisquito Villa Housing Development, located at 14622 Francisquito Avenue, La Puente, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Severyn Aszkenazy at 12:16 p.m.

**ROLL CALL**

**Present**

**Absent**

Severyn Aszkenazy, Chair	X	
Lynn Caffrey Gabriel, Vice Chair	X	
Adriana Martinez	X	
Henry Porter, Jr.	X	
Alberta Parrish	X	

**PARTIAL LIST OF STAFF PRESENT:**

Sean Rogan, Executive Director  
Bobbette A. Glover, Assistant Executive Director  
Maria Badrakhan, Acting Assistant Executive Director, Housing Programs  
Esther Keosababian, Acting Director, Housing Management  
Emilio Salas, Director, Administrative Services

**GUESTS PRESENT:**

Resident Council Members:  
Ms. Juanita Becerra, President  
Steve Milhous, Treasurer  
Francisquito Villa Residents

**Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Gabriel, seconded by Commissioner Porter, the Minutes of the Regular Meeting of May 27, 2009, were approved as corrected. Commissioner Porter noted that the meeting was called to order by Chair Severyn Aszkenazy.

**Agenda Item No. 4 - Report of the Executive Director**

Ms. Maria Badrakhan introduced Ms. Juanita Becerra, President of the Francisquito Villa Resident Council and Steve Milhous, Council Treasurer. She welcomed the residents in attendance.

Ms. Arlene Black, Area Manager for the North, East and West County, provided information about Francisquito Villa and introduced staff.

Ms. Badrakhn stated that Mr. Dauk could not attend the award presentation, but he will attend the Housing Commission meeting next month.

Ms. Bobbette Glover provided an update on Ujima Village. She announced that the Water Board will present their findings at its next community meeting on June 30th. They have approved ExxonMobil's plan for groundwater testing at Ujima Village and at Earvin "Magic" Johnson Park. The soil and groundwater contamination will eventually be remediated.

The County's Chief Executive Office hired consultants to test the fish in the lakes at the Park. The preliminary report indicated that the fish are not suitable for consumption, and all fishing is prohibited.

Relocation of nine Ujima Village residents is still pending. Supervisor Ridley-Thomas has met one-on-one with several of the remaining tenants, but still has not approved the mailing of 90-day notices. Tenants could be at risk when the contract with the Sheriff's Department expires.

The Supervisor's staff asked Housing Authority staff to survey tenants who have been displaced. Six interns have been assigned to collect information and they began the interviews on June 22.

Ms. Esther Keosababian advised that HUD has approved the Agency Plan. YARDI implementation is progressing smoothly.

A group of Russian dignitaries recently visited the Housing Authority to learn about developing rental housing, increasing housing affordability, eligibility and recertification, public housing lease compliance and ROSS grants.

Ms. Norma Nunez provided an update on the ARRA Grants.

Ms. Badrakhn reported on the following items: a response to two outstanding corrective action items has been submitted to HUD; the Board approved the repayment of \$1.9 million to HUD; and an application for \$280,000 in Veterans Administration Section 8 Vouchers (VASH) has been submitted.

Ms. Badrakhn provided an update on union negotiations. Program Specialists and Maintenance Workers have voted for union representation. Human Resources staff has met with union representatives about benefits, employee classifications and related matters. Mr. Rogan added that the union was certified in late April. A procurement process is underway to select a labor negotiator. Mr. Rogan suggested that in the future discussions on union matters be held in closed session, except from general updates.

**Agenda Item No. 5 – Public Comments**

No comments were received from the public.

**Agenda Item No. 6 - Staff Presentations**

Commissioner Porter suggested that Mr. Dauk might attend the August meeting to accept his award.

**Regular Agenda**

**On Motion by Commissioner Martinez, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**AWARD A CONTRACT FOR A RENT COMPARABLES SYSTEM AND  
RELATED CONSULTING SERVICES FOR THE HOUSING CHOICE VOUCHER  
PROGRAM (ALL DISTRICTS)  
AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners find that the award of a rental comparables system and related consulting services contract for the Section 8 Program, as described herein, is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director to execute, implement, and if necessary terminate a one-year contract with Market Vision Partners, LLC for a rent comparables system and related consulting services for the Section 8 Program; and authorize the Executive Director to use for this purpose a total of \$71,500 in Section 8 Administrative Fees allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2009-2010 annual budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to extend the contract term for a maximum of two years, in one-year increments, with a three percent annual increase in compensation, using funds to be approved through the annual budget process.
4. Recommend that the Board of Commissioners authorize the Executive Director to amend the contract as necessary and to allow a ten percent contingency as necessary, using funds approved through the annual budget process.

**On Motion by Commissioner Martinez, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE CONSTRUCTION CONTRACT FOR EXTERIOR IMPROVEMENTS  
AT THE NORMANDIE AVENUE HOUSING DEVELOPMENT IN  
UNINCORPORATED WEST ATHENS/WESTMONT (DISTRICT 2)  
AGENDA ITEM NO. 8**

1. Recommend that the Board of Commissioners find that the approval of a Contract for exterior improvements at the Normandie Avenue housing development is exempt from the provisions of the California Environmental Quality Act because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$63,000 to Color New Co., to complete exterior improvements at the Normandie Avenue housing development, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract with a total of \$63,000 in Community Development Block Grant funds allocated to the Second Supervisorial District and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$12,600 for unforeseen project costs, using the same source of funds, and following approval as to form by County Counsel.

**On Motion by Commissioner Gabriel, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**ADOPT RESOLUTION CERTIFYING CRIME TRACKING FOR THE  
CONVENTIONAL PUBLIC HOUSING PROGRAM (ALL DISTRICTS)  
AGENDA ITEM NO. 9**

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution, as required by the U.S. Department of Housing and Urban Development, certifying that the Housing Authority will track criminal activity at the Conventional Public Housing Program developments and take related actions to reduce crime.
2. Recommend that the Board of Commissioners find that approval of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

**Agenda Item No. 10 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Parrish inquired about how to submit requests for improvements and maintenance. Ms. Badrakhan described the procedures.

Commissioner Porter asked to receive copies of the Money Smart budgeting package and the Money Smart Credit repair packet identified in the FSS report.

Commissioner Porter stated that he attended a Public Utilities Commission hearing in the City of Gardena Council Chambers on water allocation for unincorporated Los Angeles serviced by Golden State Water Company. Proposed water rate increases will be based on water usage between 2004 and 2006. To avoid penalty, an appeal must be filed if conditions requiring additional water usage since 2004-2006 had changed.

Commissioner Porter requested an update on former Tenant Commissioners, noting that their participation at Housing Commission meetings is important. Ms. Badrakhan will provide an update at a later date.


Commissioner Martinez welcomed Mr. Rogan and thanked the residents for their attendance. Ms. Badrakhan commended the Resident Council for being the most active resident council, especially Ms. Becerra.

Commissioner Gabriel referred to several news articles and asked if the Housing Authority pursues individuals that owe Section 8 funds. Mr. Rogan responded that we do take action on these matters. She also asked if telephone lines are monitored to avoid unnecessary charges. Mr. Salas responded that regular audits are performed on both phone and fax lines.

Commissioner Aszkenazy thanked the residents and staff for hosting the meeting and commended them on the site improvements. He commented on a news article about the City of San Francisco allowing roommates into their housing programs. Mr. Rogan commented that San Francisco is adding provisions to their rent adjustment program that allows people in rent control units to add roommates without having to renew their contracts. He added that these provisions do not apply to Section 8 or Public Housing. Commissioner Aszkenazy stated that if such changes are supported, they will affect market pricing.

On Motion by Commissioner Gabriel the Regular Meeting of June 24, 2009, was adjourned at 1:33 p.m.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director  
Secretary –Treasurer